

COMMITTEE AMENDMENT FORM

DATE: 1/30/ 08

COMMITTEE	<u>ZONING</u>	PAGE NUM. (S)
ORDINANCE I. D.	<u>#07-O-1534</u>	SECTION (S)
RESOLUTION I. D.	<u>#08-R-</u>	PARA.

AMENDS THE LEGISLATION BY ADDING FOUR (4) CONDITIONS WHICH ARE ATTACHED.

AMENDMENT DONE BY COUNCIL STAFF 1/30/08

CONDITIONS FOR Z-07-77
207, 211, 219, 223, and 225 13th Street, N.E.

- 1) The maximum building height shall be 250 feet.
- 2) All building setbacks shall be met for the entire building including the parking deck podium.
- 3) The parking structure:
 - a. Facades:
 - i. Shall have an architectural appearance similar to that of the adjoining residential structure along all facades; and
 - ii. Shall conceal visibility into all levels of the parking structure at all times with exterior opaque walls a minimum height of 42 inches above any finished floor, and shall have any openings screened with opaque panels, spandrel or sandblasted glass, or similar screening elements.
 - b. Lighting:
 - i. Shall be internally illuminated with uplighting or shall contain shielded internal light bulbs to eliminate light spillage outside the deck at all times.
 - ii. Shall be setback a minimum of 15 feet from the exterior perimeter of any rooftop with cutoff luminaries that have a maximum 90 degree illumination.
- 4) The developer will work with the Department of Public Works to convert 13th Street to two-way traffic. Evidence of the developer's support of this effort shall be provided in writing to the Commissioner of the Department of Public Works and a copy to the Bureau of Planning.

City Council
Atlanta, Georgia

07- D -1534

AN ORDINANCE
BY: ZONING COMMITTEE

Z-07-77
Date Filed: 7-10-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **207, 211, 219, 223 and 225 13th Street, N.E.**, be changed from the SPI-16 Sub Area 2 (Midtown Special Public Interest) District to the SPI-16 Sub Area 2 Transition Area (Midtown Special Public Interest), to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 106, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

All of that tract or parcel of land lying and being in Land Lot 106, 17th District, Fulton County, Georgia containing 0.848 acres and being more particularly described as follows:

Commencing at a ½" rebar found at the right of way intersection of the southerly right of way line of Thirteenth Street (40 foot right of way) and the westerly right of way line of Piedmont Avenue; thence north 75°14'07" west at a distance of 408.87 feet to a ½" iron pin placed on the southerly right of way line of Thirteenth Street and THE TRUE POINT OF BEGINNING; leaving said right of way line, south 14°52'02" west at a distance of 178.00 feet to a ½" iron pin placed; thence north 75°22'16" west at a distance of 32.08 feet to a ½" rebar found; thence north 75°22'16" west at a distance of 31.36 feet to a ½" rebar found; thence north 74°24'51" west at a distance of 35.96 feet to a 1" crimp top pipe found; thence north 75°40'18" west at a distance of 72.00 feet to a point; thence north 75°40'18" west at a distance of 36.00 feet to a ½" iron pin placed; thence north 14°40'15" east at a distance of 178.68 feet to a ½" rebar found on the southerly right of way line of Thirteenth Street, thence along said right of way line, south 75°40'25" east at a distance of 35.98 feet to a ¾" open top pipe found; thence south 74°31'09" east at a distance of 72.23 feet to a point; thence south 74°31'09" east at a distance of 36.00 feet to a ¾" open top pipe found; thence south 76°37'49" east at a distance of 31.73 feet to a ½" rebar found; thence south 75°22'56" east at a distance of 32.08 feet to a ½" iron pin placed and THE TRUE POINT OF BEGINNING.

RCS# 1369
8/20/07
4:38 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

07-O-1533, 1534, 1535, 1536, 1537, 1538, 1539
07-O-1540, 1541, 1620
REFER ZRB/ZONE

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 2
ABSENT 0

Y Smith	E Archibong	Y Moore	Y Mitchell
Y Hall	E Fauver	NV Martin	NV Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE